LOT 641
HERON ISLES #2 PB 7/218

RDK 2012 REVOCABLE TRUST/KREY ROBERT D TRUSTEE
10 MALLARD CIRCLE
SHREWSBURY, MA 01545

2025

37-3N-28-0740-0641-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

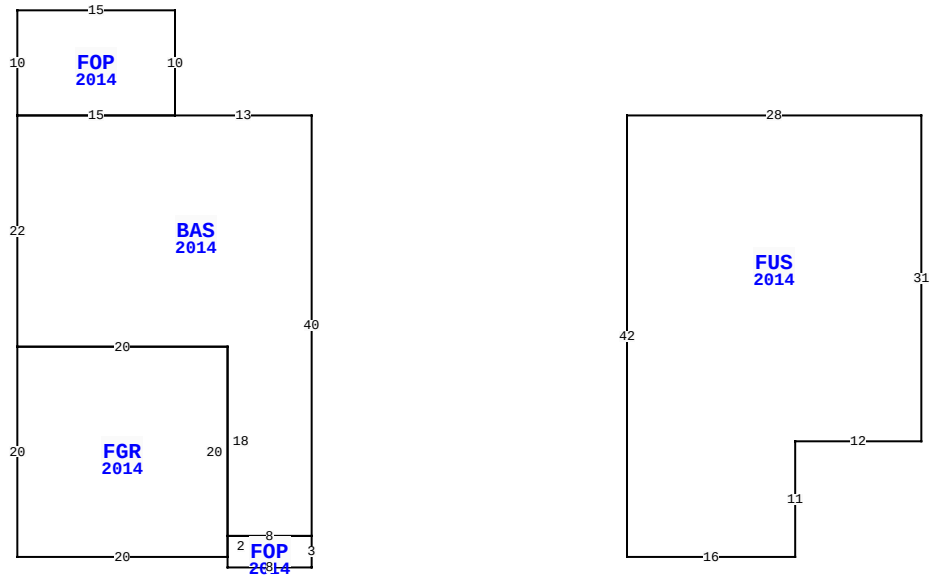
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	760	100	2014	760	85,586
FGR	400	55	2014	220	24,775
FOP	24	30	2014	7	789
FOP	150	30	2014	45	5,067
FUS	1,044	100	2014	1,044	117,568
TOTALS	2,378			2,076	233,785

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,076	118.5408	118.54	246,089	2014	2014	0	0	0	5.00	95.00

1 SINGLE FAM – 0% - 2024 Heated Area: 1804 HX Base Yr



96102 GRAYLON DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	233,785
TOTAL MARKET OB/XF VALUE	3,873
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	302,658
SOH/AGL Deduction	0
ASSESSED VALUE	302,658
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	302,658
TOTAL JUST VALUE	302,658
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	292,835

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327722	CO ISSUED	0	07/18/2014
B1327722	NEW CONSTR	232,749	09/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2654/329	7/14/2023	WD	Q	I	01	320,000
GRANTOR: DAVIS NICHOLAS J						
GRANTEE: RDK 2012 REVOCABLE						
2202/0782	5/31/2018	TD	U	I	19	175,000
GRANTOR: CREWS GREGORY TRUSTEE						
GRANTEE: DAVIS NICHOLAS J ET						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W13 FOP=[YR=2014] N10 W15 S10 E15 $ W15 S22 FGR=[YR=2014] S20 E20 FOP=[YR=2014] S1 E8 N3 W8 S2 $ N20 W20 $ E20 S18 E8 N40 $ PTR= E30 FUS=[YR=2014] E28 S31 W12 S11 W16 N42 $W30$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0811	CONCRETE B	0	0	0	0	610.00	SF	5.20	5.20	100	2014	2014	3	94	2,982	
2	0462	ST/AL FNC	0	0	20	4	80.00	SF	10.00	10.00	100	2016	2016	3	78	624	
3	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2016	2016	3	89	267	

LAND DESCRIPTION

TOTAL OB/XF 3,873

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	RES POND	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS